

**SUPPLEMENTAL INFORMATION
PRELIMINARY & FINAL SITE PLAN
APPLICATION
PLANNING BOARD, BAYONNE, NJ**

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**Shweta Natasha Sharma
("Applicant")**

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**14 W. 49th Street, Bayonne
Block: 64; Lot 32 ("Property")**

PROPERTY INFORMATION:

ADDRESS 14 WEST 49TH STREET, BAYONNE, NJ
BLOCK 64

LOT 32

ZONING DISTRICT R2 - DETACHED /ATTACHED RESIDENTIAL ZONE

PERMITTED USE TWO-FAMILY DETACHED DWELLING

CONSTRUCTION
CLASSIFICATION VB

ZONING INFORMATION:

REGULATION	REQUIRED	PROPOSED	VARIANCE (Y/N)
Permitted Use	Single / Two-Family Dwelling	Two-Family Dwelling	N
Minimum Lot Area (square feet)	3,000 SF (0.011 ACRE)	1,394 (0.03 ACRE)	Y ⁽¹⁾
Minimum Lot Width (feet)	30	37.00 (Front) / 0.00 (Rear)	N
Minimum lot depth (feet)	N/A	84.00 ± / 75.00 ± (Left / Right)	N
Maximum Front Yard (feet)	20	.75	N
Minimum Side Yard / Total Two Side Yards (feet)	3 / 7	.10 / .29	Y ⁽¹⁾
Minimum Rear Yard (feet)	20	34	N
Maximum Height (stories)	2 1/2	3	Y
Maximum Height (feet)	35'-0"	33'-11"	N
Maximum lot coverage by building (percent)	2,700 (90%)	(964 / 1,394) 100 = 69.2%	N
Variance Note (1) : Existing Non-Conforming Condition			

STATEMENT OF APPLICANT:

This statement is offered in support of the Applicant's proposal to renovate and improve

the subject property by utilizing the existing footprint to construct a new two-family residence, with attached garage. The Applicant seeks Approval, with continuation of two existing bulk variances (one variance is being intensified), and one new variance being requested for the Site. The Applicant owns the Property, which is in the R-2 Zone District, and is proposing a two-family residential dwelling, which is a permitted use.

The new variance, which brings the property into character with the neighborhood and, due to the size and shape of the of the Property, the continuation of the existing variances requested, by this submission, can be granted without substantial detriment to the public good and without substantial impairment to the intent or purpose of the Zone Plan or Zoning Ordinance. For these reasons, the Applicant respectfully requests that the Site Plan and variance approvals be granted.

By way of summary, the previously existing variances are: (1) Minimum Lot Area: 3,000 SF required, existing and proposed: 1,394 SF; (2) Minimum Side Yard/Total Two Side Yards: required: 3' / 7', existing and proposed: 0.10' / 0.29' (intensified by the addition of the 2nd and 3rd floors); and, (9) one new variance is being proposed for Maximum Height (stories): required: 2½ stories, proposed: 3 stories. The Applicant will produce expert testimony that: (1) the benefits of the project outweigh any detriments; (2) the proposal will not create any substantial detriment to neighboring properties or the public good; and (3) will not substantially impair the zoning ordinance or the zone plan.

As proposed, the Site will present a pleasing visual and aesthetic appearance consistent with the look and feel of the environs, on a scale that suits the subject property. For these reasons and those Applicant's experts will provide at the hearing, Applicant requests the Board approve the proposed application and variances.